

**Hearing Officer Meeting Minutes  
December 10, 2020**

A meeting of the City of Yuma's Hearing Officer was held on Thursday, December 10, 2020, at City Hall Council Chambers, One City Plaza, Yuma, AZ.

**HEARING OFFICER** in attendance was Sonia Ramirez.

**CITY OF YUMA STAFF MEMBERS** present included Kenneth McCoy, Assistant City Attorney; Amelia Griffin, Assistant Planner; Jessenia Juarez, Administrative Assistant, and Alex Marquez, Administrative Assistant.

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**Ramirez** called the meeting to order at 9:30 a.m.

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**CONSENT CALENDAR**

**Ramirez** approved the minutes of November 12, 2020.

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**PUBLIC HEARINGS**

**VAR-32584-2020:** *This is a request by Michael and Lori O'Kelley, for a variance to reduce the front yard setback from 20' to 8', reduce the side yard setback from 7' to 0', and increase the lot coverage from 35% to 37.5% to allow the construction of a carport, in the Low Density Residential (R-1-6) District, for the property located at 439 W. 19th Street, Yuma, AZ.*

**Amelia Griffin, Assistant Planner**, summarized the staff report recommending **Denial**.

**QUESTIONS FOR STAFF**

**Ramirez** asked if the patio was built against the property line. **Griffin** answered yes. **Ramirez** asked if the applicant's request included removing the arch. **Griffin** said she did not think so. **Ramirez** then asked if the carport would be metal. **Griffin** replied that the applicant's proposal was to build a wood structure with a metal roof. **Ramirez** asked if the structure was going to be enclosed or open all around. **Griffin** said she believes it would be completely open.

**APPLICANT/APPLICANTS REPRESENTATIVE**

**Michael O'Kelly, 439 W. 19<sup>th</sup> Street Yuma AZ, 85364**, stated that the archway made it difficult to access the garage, so it's utilized as a workshop. **O'Kelly** went on to say that the carport would provide the shade and space needed for their cars. **Ramirez** asked if the structure was going to be open on the sides, and if he was in agreement with the Conditions of Approval in Attachment A. **O'Kelly** said yes it would be open, and that he agreed to the Conditions of Approval.

**OPEN PUBLIC COMMENT**

None

**DECISION**

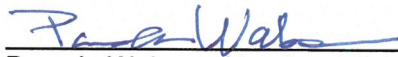
**Ramirez** granted the variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria of Yuma City Code §154-03.04(D)(1) had been met.

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**Ramirez** adjourned the meeting at 9:41 a.m.

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Minutes approved and signed this 11<sup>th</sup> day of March, 2021.

  
Pamela Walsma, Hearing Officer